



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: May 24, 2005

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for a Planned Development Area (79 single family dwelling units)
(CSU-40037)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the April 6, 2005 public hearing, the County Planning Commission voted 5-0 (Commissioners Holcomb and Montano excused) to recommend approval a Special Use Permit for a Planned Development Area (79 single family dwelling units) on Tract 1, Row 1, Town of Atrisco Grant, located on the north side of Gun Club Road between Padilla Road and Karrol Street, zoned A-1, containing approximately 16 acres. The decision was based on five (5) Findings and subject to the following fourteen (14) Conditions:

Findings:

1. The request is for a Special Use Permit for a Planned Development Area (79 single family dwelling units) on Tract 1, Row 1, Town of Atrisco Grant, located on the north side of Gun Club Road between Padilla Road and Karrol Street, zoned A-1, containing approximately 16 acres.
2. This request is consistent with Resolution 116-86, in that this land use is advantageous to the community in that the location and intensity of this request is consistent with the existing neighborhood character in that M-H zoning is located south of the subject site.
3. This request is consistent with Resolution 116-86, in that this request is consistent with the Section 18.B.23 of the Bernalillo County Zoning Ordinance criteria required for a Special Use Permit for a Planned Development Area in that the subject site is of an unusual long and narrow configuration.
4. This request is consistent with Resolution 116-86 in that it meets the residential density for this area of the South Valley as articulated in Policy 26 of the Southwest Area Plan.
5. This request is consistent with the public interest, health, safety, and general welfare of the area.

Conditions:

1. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of $\frac{3}{4}$ of an acre or more. A copy of the permit shall be submitted to the Zoning, Building & Planning Department.
2. A 15-foot landscape buffer from curb to wall shall be implemented along Gun Club Road and a 10-foot buffer from curb to wall along Love Road, and shall contain a variety of deciduous trees planted at fifteen (15) feet on center. The buffer area shall also include low water use shrubs and ground cover.
3. Site lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
4. A six-foot split face CMU wall shall be installed around the site. The wall design shall be varied and employ principals from the City of Albuquerque "Wall Design Criteria." Walls adjacent to public right of way shall be treated with an anti-graffiti coating.
5. The final site plan shall provide staggered front yard setbacks for all properties adjacent to interior streets. In no case shall a front yard setback be less than fifteen feet. The final site plan shall provide standard curbs (not rolled curbs). The front porch may be located within the front setback with a maximum of five (5) feet. The porch may not be converted into living quarters.
6. Street addresses shall be conspicuously incorporated into the stucco of each house. Address numbers shall be a minimum of three (3) inches in height.
7. All rooftop mechanical and electrical equipment shall be screened from public view by parapets or screening walls.
8. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
9. The applicant shall obtain a driveway permit from the New Mexico Department of Transportation regarding access to Coors Boulevard. A copy of the approved driveway permit shall be submitted to the Public Works Division and the Zoning, Building & Planning Department.
10. The applicant shall submit to Bernalillo County Public Works for review and approval a Traffic Impact Analysis (TIA) to determine the impacts to the road system, as well as to determine appropriate mitigation measures. A copy of the approval shall be submitted to Zoning, Building and Planning Department.
11. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
12. The Special Use Permit shall be issued for the life of the use.

13. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners approval.
14. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (April 8, 2005).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval